



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00046 Salas Subdivision Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: May 31, 2012
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: South of Atlantic Road and East of Doniphan Drive
Acreage: 0.4 of an acre
Rep District: 8
Existing Use: Single-family homes
Existing Zoning: C-4 (Commercial) / R-5 (Residential)
Proposed Zoning: C-4 (Commercial) / R-5 (Residential)
Nearest Park: Pacific Park (1/4 mile)
Nearest School: Zach White (1 mile)
Park Fees Required: \$13,620
Impact Fee Area: N/A
Property Owner: Eutiquio Sanchez & Enrique Espalin
Applicant: Eutiquio Sanchez & Enrique Espalin
Representative: Dorado Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Residential neighborhood
South: C-4 (Commercial) / Used car dealership
East: C-4 (Commercial) & R-5 (Residential) / Residential neighborhood
West: R-5 (Residential) & C-4 (Commercial) / Commercial strip

THE PLAN FOR EL PASO DESIGNATION: Post-war

APPLICATION DESCRIPTION

The applicant proposes to resubdivide 0.4 of an acre of land to move a lot line that exists between two properties that were previously subdivided through metes & bounds. Access for lot 1 is proposed from Doniphan Drive and access for lot 2 is proposed from Rio Road.

The applicant is requesting the following exceptions:

- An exception to allow for a panhandle lot
- An exception for the panhandle to exceed the 100 feet minimum
- An exception for roadway improvements per section 19.10.050.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the following exceptions:

- To allow a panhandle lot based on compliance with Section 19.48.030
- To allow a panhandle in excess of 100 feet based on compliance with Section 19.23.040.C.(2)
- To waive roadway improvements based on compliance with Section 19.10.050

And **approval** of Salas Subdivision Replat "A" on a Resubdivision Combination basis and subject to the following comments and conditions:

Planning Division Recommendation

Planning recommends **approval** of the exception requests and of Salas Subdivision Replat "A".

Per section 19.23.040.C, any buildings served by a panhandle in excess of 100 feet will be required by the fire marshall to be sprinklered and have a hard wired alarm system. A note shall be added to the recording plat and the subdivision improvement plans indicating buildings are required to be sprinklered within the subdivision, and which lot numbers have such requirements.

City Development Department - Land Development

Place a note on both plats stating that Private Drainage Easement is required if the Lots are further subdivided.

Planning – Transportation

1. The panhandle of Lot 1 Block 1 does not comply with Section 19.23.040.C (Flag or Panhandle Lots) as the panhandle exceeds 100 feet in length for either a residential or commercial development.
2. Provide the turning heel of Rio Road at Celia Street.
3. If commercial development, the proposed 12 ft. driveway on Lot 2 Block 1 does not comply with the commercial/industrial driveway design standards. Clarify if the subdivision is commercial or residential.
4. The existing cross-sections for Doniphan Drive, Rio Road, and Celia Street do not comply with Section 19.15.110 (Street Width and Design).
 - The proposed subdivision complies with the waiver requirements of Section 19.10.050.A.1.a (Roadway Participation) which allows for a waiver of improvements required to bring Doniphan Drive, Rio Road, and Celia Street up to current development standards.

Note:

1. The double frontage lot along Doniphan Drive shall comply with Section 19.23.040 (Double frontage lots).
 2. Access and improvements to Doniphan shall be coordinated and approved by TxDOT.
- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Parks and Recreation Department

Please note that this subdivision density is being increased as evidenced by the original subdivision and replat, therefore subject to the calculation for "Park fees" as per ordinance Title

19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space.**

Also, please note that this subdivision is composed of two (2) lots zoned as follows: Lot 1, Block 1 zoned "C-4" meeting the requirements for general commercial use as well as Multi-family dwelling use with a minimum lot area of 750 sq. ft. per dwelling and Lot 2, Block 1 zoned "R-5" meeting the requirements for Single-family & Two-family dwelling use, however, per preliminary plat, applicant is proposing one Single-family dwelling unit for each lot therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to a one Single-family dwelling unit per lot, then applicant shall be required to pay "park fees" in the amount of **\$2,740.00** calculated as follows:

2 Lots restricted to one Single-family dwelling unit per lot @ \$1,370.00 / Dwelling = **\$2,740.00**
2. Failure of the subdivider to provide proof of gross density waiver and restrictive covenants with the filing of the final plat shall result in the following gross density rates hereby calculated being applied to this subdivision application, then, applicant shall be required to pay "park fees" in the amount of **\$13,620.00** calculated as follows:

Lot 1, Block 1 ("C-4") meeting the requirements for Multi-family dwelling use:

Square footage @ the minimum lot area of 750 sq. ft. per dwelling = # of dwellings
12,317 sq. ft. divided by minimum lot area of 750 sq. ft. per dwelling = 16.42 dwellings
16 dwellings @ \$680.00 per dwelling = **\$10,880.00**

Lot 2, Block 1 (R-5) meeting the requirements for Two-family dwelling use:

1 (R-5) Two-family dwelling lot = 2 Dwellings @ \$1,370.00 / Dwelling = **\$2,740.00**
Total Owed "Park Fees": **\$10,880.00 (+) \$2,740.00 = \$13,620.00**
3. If density /acreage is increased /decreased or the property zoning /use changes, then fees will be re-assessed based on applicable conditions.

Please allocate funds under Park Zone: **NW-4**

Nearest Parks: **Pacific** & **River Bend Trail**

El Paso Water Utilities

1. EPWU does not object to this request
2. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 6-inch diameter water main along Rio Street that is available for service, the water main is located approximately 10-feet north from the center line of the right-of-way. Said main continues south along Celia Way approximately 7-feet east from the center line of the right-of-way.

4. There is an existing 12-inch diameter water main along Doniphan Drive. Said main is located approximately 6.5-feet west from the eastern right-of-way line.

5. EPWU records indicate two 3/4-inch water meters serving the subject properties. The service addresses for these meters are 3994 Doniphan Drive and 119 Rico Street.

6. Previous water pressure reading from fire hydrant # 2836 located at the northeast intersection of Doniphan Drive and Arrollo Road, have yielded a static pressure of 88 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch and a discharge of 1233 (gpm) gallons per minute

7. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

8. There is an existing 8-inch diameter sanitary sewer main along Rio Street that is available for service, the sewer main is located approximately 5-feet south from the center line of the right-of-way. Said main continues south along Celia Way approximately 5-feet west from the center line of the right-of-way.

9. There is an existing 8-inch diameter sanitary sewer main along Doniphan Drive. Said main is located approximately 17-feet west from the eastern right-of-way line.

General:

10. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU Stormwater Division

No objection.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

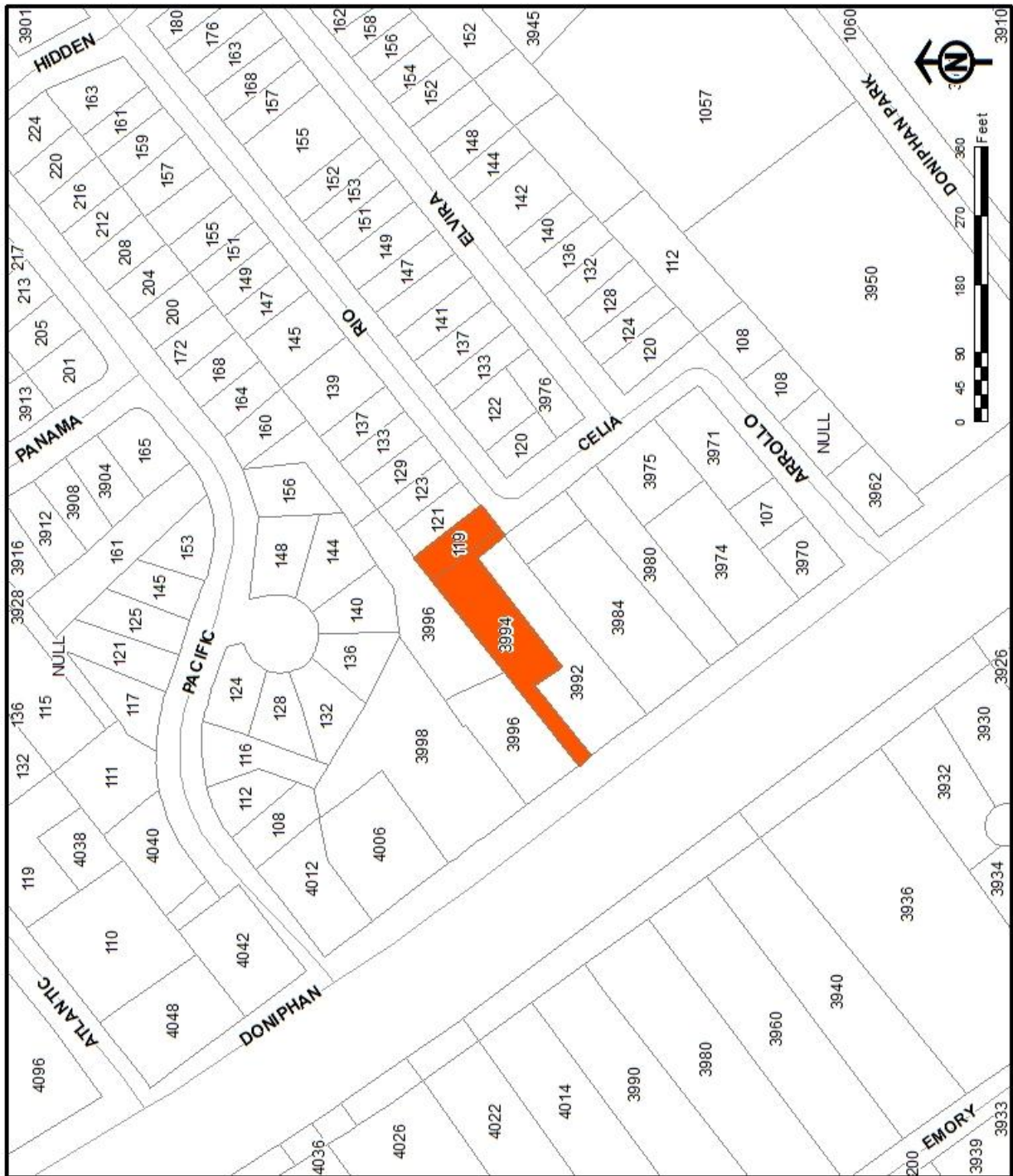
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Plat map
4. Application

ATTACHMENT 1

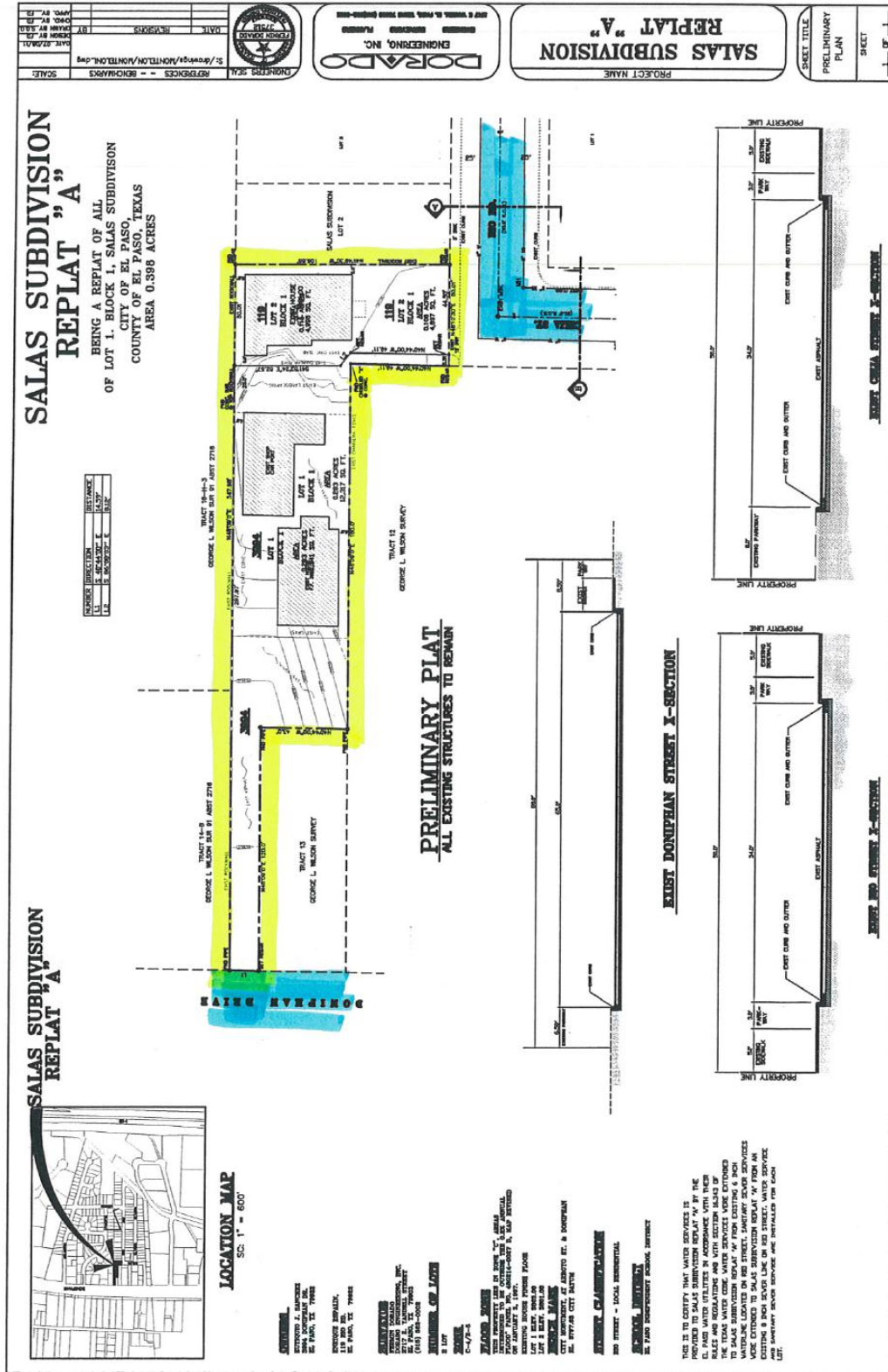


Salas Subdivision Replat "A"

ATTACHMENT 2



Salas Subdivision Replat "A"



SALAS SUBDIVISION REPLAT "A"

BEING A REPLAT OF ALL
OF LOT 1, BLOCK 1, SALAS SUBDIVISION
CITY OF EL PASO,
COUNTY OF EL PASO, TEXAS
AREA 0.398 ACRES

THE STATE OF TEXAS
COUNTY OF EL PASO

WE, CLARENCE J. SANDER, AND ENGINEER DORADO ENGINEERING, INC., HEREBY CERTIFY THAT WE ARE THE ENGINEERS OF THIS LAND, AND WE HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND THAT WE ARE AWARE OF THE CONTENTS OF THIS REPLAT AND THE SERVICE VOUCHER, AND THAT WE ARE NOT PROVIDING THIS REPLAT FOR ANY OTHER PURPOSES, AND THAT WE ARE NOT PROVIDING THIS REPLAT FOR ANY OTHER PURPOSES, AND THAT WE ARE NOT PROVIDING THIS REPLAT FOR ANY OTHER PURPOSES.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012, BY _____

REPLAT PUBLIC IN AND FOR EL PASO COUNTY, TEXAS

MY COMMISSION EXPIRES _____

CITY PLANNING COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE COMPLETION OF THE REVISIONS IN ACCORDANCE WITH CHAPTER 252 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS _____ DAY OF _____, 2012, A.D.

CITY ENGINEER

APPROVED FOR FILING THIS _____ DAY OF _____, 2012, A.D.

CITY CLERK

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____, 2012, INSTRUMENT NO. _____

COUNTY CLERK

THIS PLAT REPRESENTS A SERVICE MADE ON THE GRASS UNDER MY SUPERVISION AND IN COMPLIANCE WITH THE CURRENT TEXAS RULES OF PROFESSIONAL LAND SURVEYING AND TECHNICAL STANDARDS.

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
8007 G. MARSHALL, BLDG. 10, FLOOR 10, TEXAS 79905-0000

DATE PREPARED 03-08-12

LOCATION MAP
SCALE: 1" = 600'

SCALE: 1" = 20'

NOTES:

1. THE ENGINEER'S RESPONSIBILITY FOR THIS SURVEYING AND FILING IN THE OFFICE OF THE COUNTY CLERK, USED AND RECORD SECTION.

2. THE ENGINEER'S RESPONSIBILITY FOR THIS SURVEYING AND FILING IN THE OFFICE OF THE COUNTY CLERK, USED AND RECORD SECTION.

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ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL



DATE: 4-26-12 FILE NO. SUSU12-00046
SUBDIVISION NAME: Salas Subdivision Replat "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of Lot 1, Block 1, Salas Subdivision
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.398</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.398</u>	_____
3. What is existing zoning of the above described property? C-4/R-5 Proposed zoning? C-4/R-5
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
Surface Flow
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: NA
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Eutiquito J. Sanchez, 3994 Doniphan Dr., El Paso, TX 79922
(Name & Address) (Zip) (Phone)
13. Developer None
(Name & Address) (Zip) (Phone)
14. Engineer Dorado Engineering, Inc. 2717 E. Yandell (915) 562-0002
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: 



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.